

# Housing Production Trust Fund

## Fiscal Year 2019 Third Quarter Report

April 1, 2019-June 30, 2019

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## Overview

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The Housing Production Trust Fund (HPTF or “the Fund”) is authorized under the Housing Production Trust Fund Act of 1988, D.C. Law 7- 202. Section 4102.9(a) of the D.C. Municipal Regulations requires the DC Department of Housing and Community Development (DHCD) to file with the Chairperson of the Council Committee on Housing and Neighborhood Revitalization<sup>1</sup> quarterly reports on Fund activities and expenditures.

This report on HPTF activities and expenditures covers the Third Quarter of FY 2019 from April 1, 2019-June 30, 2019

## Third Quarter FY 2019 HPTF Summary

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The HPTF fund balance at the beginning of the Third Quarter of FY 2019 was \$154,620,072 (Table 1). Expenditures by the HPTF occur for Multi-Family projects, the Single Family Residential Rehabilitation Program, DHCD administrative support, and other project expenses. Expenditures for all these activities in the Third Quarter of FY 2019 totaled \$26,392,654.

**Table 1: Summary of Revenue and Disbursements<sup>2</sup>**

FY2019 QUARTERLY ACTIVITIES							
Quarter	Starting Balance	Recordation and Transfer Tax	Other Income	Loan Repayments	Transfers from Mayor's Office	Disbursements	Ending Balance
Oct-Dec 2018	167,396,867	16,795,542	2,059,957	2,931,618	-	(16,279,995)	172,903,988
Jan-Mar 2019	172,903,988	11,190,857	871,175	344,523		(30,690,471)	154,620,072
Apr-Jun 2019	154,620,072	20,683,161	5,003,518	1,508,713	9,899,000	(26,392,654)	165,321,810
Jul-Sep 2019							
<b>FY19</b>	<b>167,396,867</b>	<b>48,669,560</b>	<b>7,934,650</b>	<b>4,784,854</b>	<b>9,899,000</b>	<b>(73,363,120)</b>	<b>165,321,810</b>

Revenue from recordation and transfer taxes, other income (interest income, Inclusionary Zoning contributions), and loan repayments totaled \$27,195,392 for the quarter. Project expenditures for all agency HPTF activities in the Third Quarter of FY19 totaled \$ 26,392,654 (Table 2).

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<sup>1</sup> Previously titled the Council Committee on Housing and Economic Development.

**Table 2: Statement of Revenues and Expenditures**

STATEMENTS OF REVENUES AND EXPENDITURES					
October 1, 2018 - September 30, 2019					
	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	FY 2019
<b>REVENUE</b>					
Revenue from Recordation and Deed Taxes	16,795,542	11,190,857	20,683,161		48,669,560
Loan Repayment	2,931,585	344,515	1,461,243		4,737,343
Other Income	2,059,957	871,175	5,003,518		7,934,650
Miscellaneous Interest	33	8	47,470		47,511
<b>Total Revenues</b>	<b>21,787,117</b>	<b>12,406,555</b>	<b>27,195,392</b>	<b>-</b>	<b>61,389,064</b>
<b>EXPENDITURES</b>					
Project Expenditures (Multi-family)	(12,369,544)	(25,679,619)	(22,073,220)		(60,122,383)
DGS Project	(2,035,701)	(265,026)	(657,736)		(2,958,463)
Administrative Expenses	(1,873,289)	(2,978,187)	(3,117,022)		(7,968,497)
Single Family Residential Rehabilitation Program	(8,629)	(184,747)	(135,683)		(329,059)
Other Project Expenses	7,168	(1,582,891)	(408,993)		(1,984,717)
<b>Total Expenditures</b>	<b>(16,279,995)</b>	<b>(30,690,471)</b>	<b>(26,392,654)</b>	<b>-</b>	<b>(73,363,120)</b>
Excess/(Deficiency) Revenue over Expenditure	5,507,122	(18,283,916)	802,738	-	(11,974,056)
<b>OTHER FINANCING SOURCES (Uses)</b>					
Transfers in			9,899,000		9,899,000
<b>Total Other Financing Sources and (Uses)</b>	<b>-</b>	<b>-</b>	<b>9,899,000</b>	<b>-</b>	<b>9,899,000</b>
<b>NET REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>5,507,122</b>	<b>(18,283,916)</b>	<b>10,701,738</b>	<b>-</b>	<b>(2,075,056)</b>

## Multi-Family HPTF Activities

The HPTF fund balance discussed above represents the funds available for eligible activities at the beginning and end of each quarter. HPTF multi-family affordable housing projects, administered by DHCD's Development Finance Division (DFD), represent the largest use of the fund, and with generally large capital projects that can take years to complete, the funding for these projects falls into one of three funding stages, chronologically:

1. **Active Requests** are projects selected for further underwriting and accepted into DFD's underwriting pipeline. Active requests represent reserved fund balance and are expected to close and begin drawing funds over the next two to three fiscal years.
2. **Obligated Funds** represent contractual obligations on the fund balance and are obligated to specific HPTF affordable housing projects when final legal documents have been executed and the financial closing for the project has occurred. Obligated funds continue to appear in the fund balance and can be expected to be disbursed within the next fiscal year or two as the construction for the project is completed.
3. **Expenditures** are funds disbursed to projects at or after closing, primarily during construction.

Through the Third Quarter of FY19, \$146,046, 663 was obligated to multi-family affordable housing projects and related activities. Project and related expenditures at the end of the Third Quarter of FY19 totaled \$61,671,902 (Table 3).

**Table 3: Multi-Family Projects - Cash Disbursements/Expenditures and Obligations**

FY2019 CASH DISBURSEMENTS/EXPENDITURES AND OBLIGATIONS (MULTI-FAMILY)					
October 1, 2018 through June 30, 2019					
Multi-Family Project Activities					
Project Name	Developer / Owner	Ward	Expenditure Amount	Remaining Obligation	Total Activity
1035 48th Street	1035 48TH LLC	7	-	86,568	86,568
1164 Bladensburg Rd	1164 BLADENSBURG LLC	5	2,639,374	538,861	3,178,235
1736 Rhode Island	1736 RHODE ISLAND AVENUE LLC	5	5,660,640	2,287,719	7,948,359
22 Atlantic Cooperatie Association	22 ATLANTIC COOPERATIVE	8	-	2,500,674	2,500,674
Maple View Flats	2228 MLK LLC	8	1,341,594	1,752,553	3,094,147
301 Delafield Place, NW	301 DELAFIELD PLACE NW LLC	4	-	322,788	322,788
3534 East Capitol St., NE	3534 EAST CAP VENTURE, LLC	7	1,903,862	1,174,744	3,078,606
4040 8th Street, NW	4040 8TH STREET NW, LLC	4	14,736	45,346	60,082
49-53 Missouri Ave, NW	49-53 MISSOURI AVENUE NW, LLC	4	-	203,043	203,043
5400-5408 5th St Acquisition	5400 5TH STREET, NW	4	-	67,532	67,532
555 E Street	555 E STREET SW SENIORS LLC	6	4,400,559	6,546,536	10,947,095
5912 14th Street, NW	5912 MISSOURI COOPERATIVE ASSC	4	-	3,459,372	3,459,372
710 Jefferson Street, NW	710 UNIDOS COOPERATIVE	4	-	79,978	79,978
Abrams Hall	ABRAMS HALL SENIOR	4	676,445	187,843	864,287
Ainger Place	AINGER PLACE ASSOCIATES LLC	8	4,325,397	6,367,945	10,693,342
Amber Overlook	AMBER OVERLOOK LLC	7	4,426,567	388,661	4,815,229
NCCLT - 905 R St. NW	ANSWER TITLE AND ESCROW	2	-	19,497	19,497
Atlantic Gardens	ATLANTIC GARDENS REDEVELOPMENT	8	1,064,765	-	1,064,765
Atlantic Terrace	ATLANTIC TERRACE LIMITED	8	1,520,248	-	1,520,248
Barlee Cooperative	BARLEE COOPERATIVE ASSOCIATION	4	-	207,126	207,126
BCC Preservation Fund I	BCC PRESERVATION FUND I, LLC	7	-	35,000	35,000
The Beacon Center	BEACON CENTER HOUSING LLC	4	-	4,962,151	4,962,151
Belmont Crossing Partners	BELMONT CROSSING PARTNERS LLC	8	-	500,000	500,000
Ben-E Group Cooperative	BEN-E GROUP COOPERATIVE ASSOC.	7	-	312,020	312,020
SOME Benning Road (The Conway Center)	BENNING RESIDENTIAL, LLC	7	-	1,266,609	1,266,609
Capitol Vista	CAPITOL VISTA COMMUNITY PART	6	1,101,345	16,905,396	18,006,741
The Grove at Parkside	CIGD PARKSIDE 7 LLC	7	-	655,663	655,663
City View (DBH)	CITY VIEW REDEVELOPMENT	8	-	252,000	252,000
28th Place SE	DC HABITAT FOR HUMANITY	8	122,226	186,980	309,206
Delta Towers	DELTA SENIOR HOUSING OWNER LLC	5	587,116	22,674,191	23,261,307
7440 Georgia Ave NW	DIVERSITY COOPERATIVE, INC	4	-	261,645	261,645
E Street Cooperative	E STREET COOPERATIVE ASSOC.	6	987,551	101,101	1,088,652
The Beacon Center	EMORY BEACON OF LIGHT, INC.	4	351,175	319,319	670,494
Glenn Arms	GLENN ARMS PRESERVATION, LP	1	-	167,290	167,290
The Kingston	HAMPSTEAD KINGSTON PARTNERS, L	4	-	89,885	89,885
Hedin House	HEDIN HOUSE PRESERVATION LP	5	-	113,409	113,409
Hope Cooperative	HOPE COOPERATIVE ASSOCIATION	4	-	48,676	48,676
Jubilee Euclid	JUBILEE EUCLID LLC	1	-	100,000	100,000
Maycroft	JUBILEE HOUSING, INC.	1	-	30,000	30,000
Jubilee Kalorama	JUBILEE KALORAMA LLC	1	-	100,000	100,000
Liberty Place	LIBERTY PLACE APARTMENTS LLC	6	1,190,150	7,875,237	9,065,387
Luzon Cooperative	LUZON COOPERATIVE @6323	4	53,242	97,844	151,086
8th & T	MANNA INC	1	83,742	40,895	124,637
Hunter Place	MANNA INC	8	-	1,918,423	1,918,423
1847-49 Good Hope Road, SE	MI CASA MY HOUSE INC.	8	-	230,445	230,445
Meadown Green Court/Milestone Senior	MILESTONE SENIOR OWNER LLC	7	-	1,700,862	1,700,862
Milestone Senior 4% Owner	MILESTONE SENIOR 4% OWNER LLC	7	95,955	1,604,907	1,700,862
Liberty Place (DBH)	NATL HOUSING TRUST-ENT PRES CO	6	-	294,000	294,000
Parkway Overlook	PARKWAY OVERLOOK II LP	8	-	1,251,081	1,251,081
Petworth Station	PETWORTH STATION LP	4	5,276,187	2,696,349	7,972,536
505 Jefferson St NW	PHOENIX COOPERATIVE ASSOCIATIO	4	-	70,491	70,491
Sarah's Circle	SARAH'S CIRCLE	1	-	8,400	8,400
South Capitol	SOUTH CAPITOL IMPROVEMENTS, LL	8	3,461,223	19,634,093	23,095,316
Square 769N	SQUARE 769N AFFORDABLE LP	6	-	185,314	185,314
St Elizabeth's	ST ELIZABETH 1 LP	8	12,383,260	16,409,663	28,792,923
Stanton Square Apartments	STANTON HOUSING LLC	8	3,997,763	13,690,924	17,688,687
Residence at Minnesota Gardens	THE RESIDENCE AT MINNESOTA GAR	7	80,973	54,385	135,358
1550 First Street SW	TM DBT LIMITED PARTNERSHIP	6	-	1	1
Partner Arms II	TRANSITIONAL HOUSING CORP	4	26,581	101,636	128,218
United 2nd Street Cooperative	UNITED 2ND STREET COOPERATIVE, INC	8	106,402	221,597	327,999
Maplewood Courts	VESTA MAPLEWOOD, LLC	8	2,242,569	669,500	2,912,069
Voices of Madison Cooperative	VOICES OF MADISON COOPERATIVE	4	14	-	14
Brookland Place Apartments	WESLEY BROOKLAND LLC	5	-	1,950,814	1,950,814
<b>Subtotal, Multi-Family Project Disbursements</b>			<b>60,121,663</b>	<b>146,024,980</b>	<b>204,195,829</b>
<b>Other Related Activities</b>					
Legal	BALLARD SPAHR LLP		14,501	21,683	36,183
Other Adjustments			(13,780)		(13,780)
<b>Subtotal, Other Related Activities</b>			<b>721</b>	<b>21,683</b>	<b>22,403</b>
<b>Total, Multi-family Project Disbursement Activities</b>			<b>60,122,383</b>	<b>146,046,663</b>	<b>204,218,233</b>
DEVELOPMENT FINANCE DIVISION PAYROLL			1,535,060	-	1,535,060
OTHER			14,459		14,459
<b>Total, Development Finance Project Costs</b>			<b>61,671,902</b>	<b>146,046,663</b>	<b>205,767,751</b>

**Table 4: Projects Closed Using HPTF Funds Third Quarter FY19**

Three projects closed using HPTF loans in the Third Quarter of FY19 totaling \$17,664,916 in Obligated Funds: (Table 4).

Project Name	Address	Ward	Project Type	Number of Units	Closing Date	HPTF Loan Amount
1736 Rhode Island Avenue NE	1736 Rhode Island Ave NE	5	New Construction	61	05/30/19	\$7,948,359
Hunter Place, SE	2200-2210 Hunter Place, SE	8	New Construction	10	05/10/19	\$1,744,021
Petworth Station Feb 2018	930 Randolph Street Northwest	4	Substantial Rehabilitation	84	04/04/19	\$7,972,536

Inclusive of the Development Finance Division's (DFD) FY19 HPTF budget authority (\$83,363,386), Third Quarter FY19 expenditures and obligations, and the HPTF Fund balance, a total of \$43,041,688 in HPTF was available as of June 30, 2019. At the end of the Third Quarter of FY19, there were 11 projects in the multi-family underwriting pipeline with HPTF funding requests, totaling approximately \$85,784, 863 in Active Requests. Projects in the underwriting pipeline are expected to close over the next two fiscal years.